

# Claremount Gardens

## Epsom Downs, Surrey KT18 5XF

WILLIAMS HARLOW ARE PROUD TO PRESENT A BEAUTIFULLY PRESENTED DETACHED BUNGALOW TO THE MARKET. With an impressive layout, the property is situated on a cul-de-sac located close to Epsom Downs and the towns of Banstead & Epsom. Consisting of 4 well-appointed bedroom, 2 bathrooms, utility room and expansive kitchen-diner-lounge to the rear overlooking the large rear garden. An additional feature of this home is the brand new outdoor studio, complete with kitchen and shower room, offering versatile options for use as a home office or guest accommodation, or a creative space. Available immediately on an unfurnished basis.

£3,750 PCM Unfurnished



## DRIVEWAY

Newly laid gravel driveway with parking for 4 vehicles

## ENTRANCE HALLWAY

Large front door leading into the central hallway which provides access to all rooms.

## BEDROOM ONE

Double bedroom with double glazed windows and built-in wardrobes and access to:

## EN-SUITE

Shower en-suite to bedroom one with WC, basin and heated towel rail

## BEDROOM TWO

Double bedroom with built-in wardrobes and access into the family bathroom via a jack-and-jill doorway

## FAMILY BATHROOM

Shower over bath, WC and basin and heated towel-rail. Jack-and-jill access into hallway and bedroom two

## BEDROOM THREE

Double size room with built-in wardrobes

## BEDROOM FOUR

Double room with built-in wardrobes

## KITCHEN-DINER-LOUNGE

Huge open space with fully fitted kitchen and a large island counter. Lounge-dining space enough for large dining table and lounge furniture. Access into the garden provided by two large double-glazed sliding patio doors.

## UTILITY ROOM

With washing machine and space for tumble dryer

## STUDIO / ANNEX

Fully self-contained studio with bathroom, kitchen and large lounge-bedroom area. Large windows over look the rear garden

## REAR GARDEN

Large garden laid mainly to grass with patio area from house and independent side access.

## COUNCIL TAX

Council tax Band E (£2,992.97) 2025 / 26

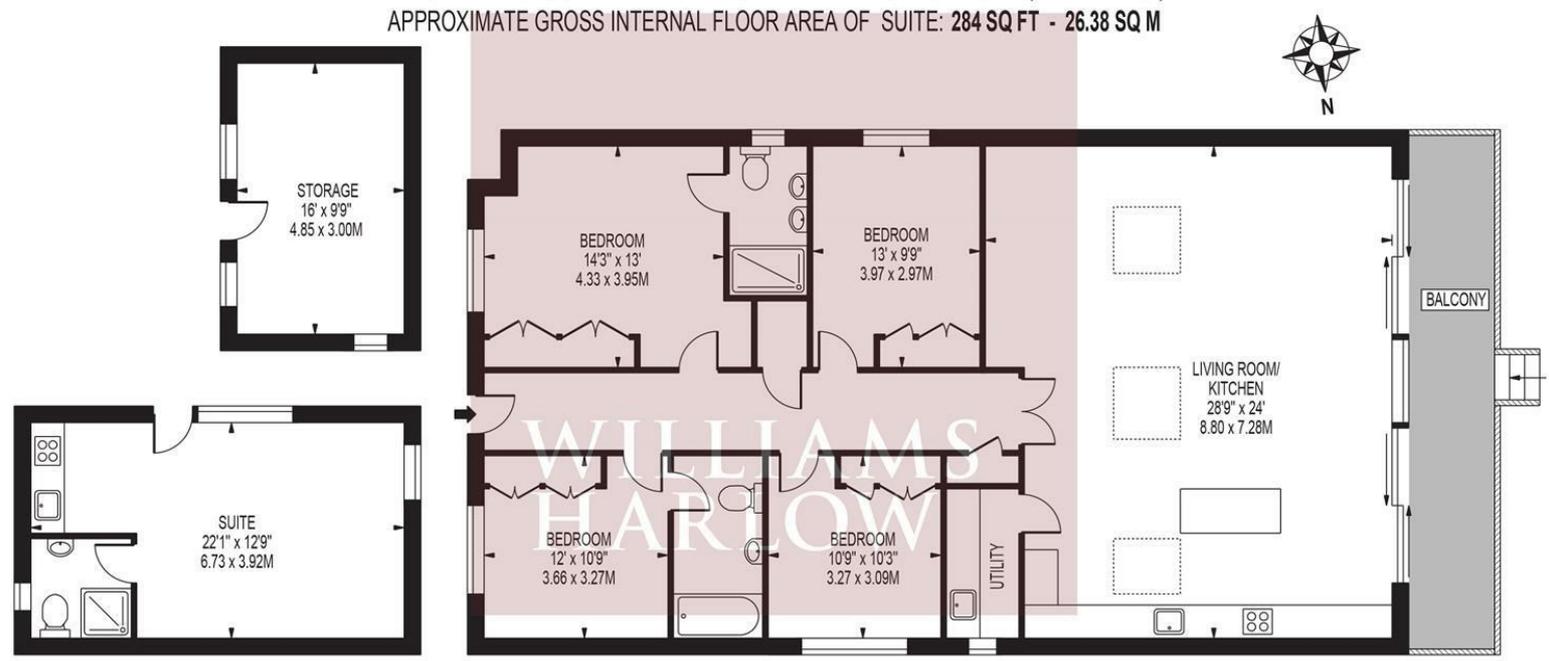


**CLAREMOUNT GARDENS**

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1556 SQ FT - 144.53 SQ M**  
(EXCLUDING STORAGE & SUITE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: **157 SQ FT - 14.55 SQ M**

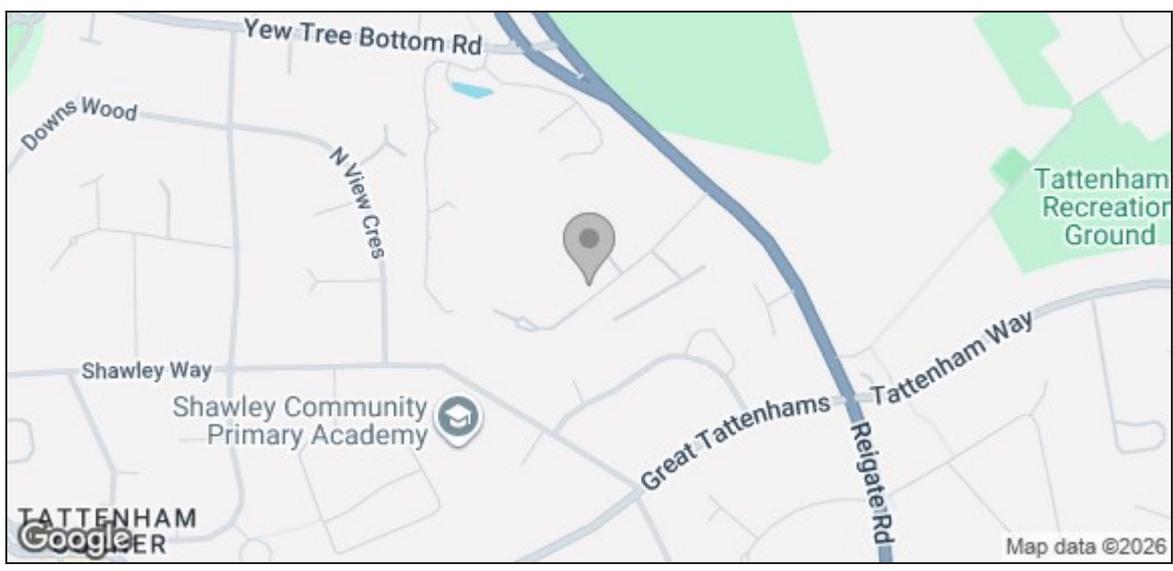
APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUITE: **284 SQ FT - 26.38 SQ M**



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	